
CHAPTER 1175

M-1 LIGHT INDUSTRIAL DISTRICT

1175.01 PURPOSE

The purpose of the M-1 Light Industrial District is to encourage the development of manufacturing, wholesale business establishments, and research activities which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare, operate entirely within enclosed structures, and generate little industrial traffic.

1175.02 PERMITTED USES.

Permitted uses in the M-1 District include the following:

- (a) Agriculture, but excluding animal or poultry husbandry, and provided that any lot in such use shall not be less than five (5) acres.
- (b) Single-family dwellings.
- (c) Two-family dwellings.
- (d) Two- and multiple-family dwellings for three (3) or more families.
- (e) Zero lot-line development.
- (f) Churches and other places of religious worship.
- (g) Manufacture of foods and beverages for human consumption; to include bottling and canning.
- (h) Warehousing and storage, with or without local trucking.
- (i) Offices and equipment yards for general contractors and builders.
- (j) Manufacture of paper and converted products such as paper bags, paper boxes, and envelopes.
- (k) Establishments engaged in publishing newspapers, books, and periodicals, regardless of whether or not they do their own printing.
- (l) Manufacture of household products to include jewelry, silverware, and plated ware; musical instruments and similar goods.
- (m) Manufacture of computer equipment and related consumer electrical components.
- (n) Preparation of fiber and manufacturing of yarn, thread, braids, twine, and cordage.

- (o) Manufacture of clothing and related products by cutting and sewing purchased woven or knit textile fabrics and related materials.
- (p) Manufacturing, fabricating, or processing medicinal chemicals and pharmaceutical products.
- (q) Manufacture of instruments for measuring, testing, analyzing, and controlling, and their associated sensors and accessories.
- (r) Petroleum storage; bulk stations and terminals, but only after the location and treatment of the premises have been approved by the Chief of the Fire Department.
- (s) Other similar industrial and manufacturing plants where the process of manufacturing or the treatment of materials is such that only a nominal amount of dust, odor, gas, smoke or noise is emitted.
- (t) Adult group homes.
- (u) Boarding or rooming houses.
- (v) Condominiums and cooperative apartments.
- (w) Child day care facilities (1-6 children) (Refer to **Section 1185.06**).
- (x) Public or private schools.
- (y) Governmentally owned, community building, museum, library, or art gallery.
- (z) Building materials, sales yard, and lumber yards, including mill work when within a completely enclosed building. Storage yards related to this use shall be fenced.
- (aa) Car washing facilities.
- (bb) Commercial printing businesses.
- (cc) Mini-storage facilities.
- (dd) Private clubs, fraternities, sororities or lodges, excluding those that are customarily conducted as a gainful business.
- (ee) Painting, plumbing or tinsmithing shop, printing shop, tire sales and service, upholstering shop, not involving furniture manufacturing, and any other general service or repair establishment of similar character.
- (ff) Assembly and manufacturing of household appliances, electronic products, and similar products, electrical and gas appliances, or the processing and assembling or parts for production of finished equipment.

- (gg) Electrical equipment and electronic products, materials, parts, instruments, and devices of all types.
- (hh) Fabricating ferrous and nonferrous metal products such as metal cans, tinware, hand tools, cutlery, general hardware.
- (ii) Laboratories, research and development, or testing, provided no operation shall be conducted or equipment used which would create hazardous, noxious or offensive conditions.
- (jj) Light manufacturing of products made from materials such as woods, metals, plastics, textiles, minerals, and similar materials.
- (kk) Manufacture of general electrical equipment, lighting, wiring, radio and televisions receiving equipment, and similar electrical components.
- (ll) Manufacture of household appliances.
- (mm) Manufacture of paper and related products from pulp and cellulose fibers.
- (nn) Pottery, china, and glass using previously processed materials.
- (oo) Products from previously prepared materials: metal, tobacco, and wood where saw and planing mills are employed within a completely enclosed building.
- (pp) Sheet metal products including automotive heating, ventilating, and air conditioning equipment, and other similar products.
- (qq) The operation of terminal facilities for handling freight, with or without maintenance facilities.
- (rr) Accessory buildings or uses customarily incidental to the above uses. Storage of nonoperative motor vehicles is prohibited.

1175.03 CONDITIONALLY PERMITTED USES.

The following uses shall be approved in accordance with **Chapter 1148**.

- (a) Adult entertainment business (Refer to **Section 1185.04**).
- (b) Non-commercial equestrian stables and riding facilities.
- (c) Wireless telecommunications towers (Refer to **Section 1185.13**).

1175.04 HEIGHT AND AREA REGULATIONS.

The height and area regulations shall be in accordance with those set forth in **Chapter 1181**.

1175.05 PARKING AND LOADING REGULATIONS.

Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in **Chapter 1183**.